

**CITY OF FARGO**  
**REQUEST FOR PROPOSALS**  
*Issued: October 5, 2021*

## **Request for Development Proposals – Sale of 419 3<sup>rd</sup> Street North**

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**I. PURPOSE**

The City of Fargo is seeking proposals from qualified developers, development groups and/or investment groups to utilize City-owned property at 419 3<sup>rd</sup> Street North to bring about development in the downtown. The City intends to sell the property.

**II. DEVELOPMENT GOALS**

The City's development goals include:

- High quality construction of structure(s,) preferably residential, along the riverfront in the downtown.
- A scale of development with consideration to the surrounding development.

**III. DESCRIPTION OF THE PROPERTY**

- Address: 419 3<sup>rd</sup> Street North
- Property Description: The property is a single story warehouse building. The building extends into the right of way, and must be demolished.
- Lot Size: ~38,000 square feet.
- Zoning: Downtown Mixed-Use (DMU). Note that within the DMU zoning district there are no height restrictions or building setback requirements.
- Renaissance Zone: The property is located in the Renaissance Zone, and the developer may qualify for Renaissance Zone incentives.
- Opportunity Zone: The property is located in an Opportunity Zone, and the project may attract investment by Opportunity Zone Funds.
- Availability of property: The property will be immediately after the sale is complete.

**IV. SUBMITTAL INSTRUCTIONS**

**Written proposals, enclosed in a sealed envelope, must be received by the City Auditor, Fargo City Hall, on or before November 17, 2021 at 4:00 p.m., at the following address:**

Office of the City Auditor  
225 4th Street North  
Fargo, ND 58102  
Attn: Jim Gilmour  
Re: Disposition of 419 3<sup>rd</sup> Street North

**Proposal:** The intent of the RFP is to assess and evaluate each respondent's capabilities, qualifications and conceptual development schematic. Proposals will be evaluated based on the criteria outlined in this RFP. The proposal shall include:

- Cover Letter: A letter signed by a principal or authorized representative who can make legally binding commitments on behalf of the entity or entities.
- Project Schematic: A description (narrative) as well as preliminary schematic plans and renderings of the proposed redevelopment concept. At minimum, schematic plans should depict the overall development plan inclusive of details such as building sizes, square footage of specific

components, number of parking spaces, materials and design style, circulation patterns, loading/service provisions and a description of the timing for any phased improvements.

- Identification of Entity(ies): Proposals shall outline a description of each entity(ies) involvement in the project. A profile of relevant experience shall be included specific to projects completed, location, type of development, project cost, financial capacity, project status and funding sources.
- Requested Incentives: Describe if Renaissance Zone or other incentives are required to implement the proposed development.
- Timeline: A proposed process and schedule to complete the project.
- Purchase Price: Propose a purchase price

**V. TERMS / CONDITIONS**

The City reserves the right to reject any or all proposals.

**VI. SELECTION CRITERIA**

The City's review committee will evaluate proposals based on the following factors and criteria:

- Proposed development is consistent with the downtown plan
- Good design and quality of the project
- Large amount of private investment
- Purchase price
- Ability of the developer to implement the project
- Financial feasibility of development
- Implementation to begin within one year and be complete within three years
- Experience with related projects and past project history

**VII. ATTACHMENTS**

Location Map





These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

319 3rd Street

1:2,257

9/28/2021 4:07 PM

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

THE CITY OF  
**Fargo**  
FAR MORE